



BELOW MARKET RATE HOUSING TERMS AND DEFINITIONS

TERM	DEFINITION
AREA MEDIAN INCOME	Income eligibility limits are established by the U.S. Department of Housing and Urban Development (HUD). "Area" means metropolitan area or non-metropolitan county.
"AT RISK" ASSISTED UNIT	A unit in an affordable rental housing development with rents restricted to below market and rents under a contract that will expire within five years.
CERTIFIED CHILD CARE TEACHER	child care worker certified by the State of California and working in a licensed child care center operating in Sunnyvale or at a child care center operated by a school district where the majority of students served are Sunnyvale residents.
CHRONICALLY ILL	A person who is determined by a physician to have a serious health condition that is expected to be of a long, continued, and indefinite duration and that severely impairs the person's ability to function [similar to the definition of "disabled"].
DISABLED	A person with disabilities means a person who 1) has a disability as defined in Section 223 of the Society Security Act (42 U.S.C. 423), 2) is determined by a physician to have a physical, mental or emotional impairment that is expected to be of long, continued, and indefinite duration, or 3) has a development disability as defined in Section 102 of the Development Disabilities Assistance and bill of Rights Act (42 U.S. C. 6001(5)). The definition of a person with disabilities does not exclude persons who have the disease acquired immunodeficiency syndrome (AIDS) or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome (HIV)
FAMILY	(1) Two or more persons related by birth, marriage, or adoption [Source: U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a <i>bona fide</i> single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Source: California Department of Housing and Community Development].
HEALTH CARE WORKER	Employee providing health care services to people.

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HOUSEHOLD	All those persons – related or unrelated – who occupy a single housing unit. (See “Family.”)
LOW INCOME HOUSEHOLD	A household with an annual income no greater than 80 percent of the area median income for the number of people in the household and based on the latest available eligibility limits established annually by the U.S. Department of Housing and Urban Development (HUD) .
MODERATE INCOME HOUSEHOLD	A household with an annual income between the lower income eligibility limits of 80 percent of the area median family income and 120 percent of the area median family income, as established by the U.S. Department of Housing and Urban Development (HUD)
SCHOOL DISTRICT EMPLOYEE	An employee working in a school where the majority of students served are Sunnyvale residents.
SERVICE INDUSTRY EMPLOYEE	An employee in a service occupation in a business engaged in providing personal services, rather than tangible objects (such as mechanics, car washer, wait person).
VERY LOW INCOME HOUSEHOLD	A household with an annual income no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD).